



Deer Park Drive,  
Arnold, Nottingham  
NG5 8SA

**£220,000 Freehold**



\*\* IDEAL FIRST TIME BUY \*\* FAMILY HOME \*\*

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED HOME situated in ARNOLD, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which access the downstairs WC and lounge. Off the lounge is the dining area with archway through to the kitchen. Stairs lead to landing, first bedroom, second bedroom, third bedroom and family bathroom with a three piece suite.

To the rear is an enclosed garden with laid to lawn and patio, with the front offering a laid to lawn and driveway with access the garage also.

A viewing is a MUST for this GREAT OPPORTUNITY- Contact the office now to arrange your viewing!



### Entrance Hallway

5'6" x 3'0" approx (1.68 x 0.92 approx)

UPVC double glazed entrance door, wall mounted radiator, laminate flooring, doors leading off to:

### WC

2'10" x 5'0" approx (0.87 x 1.53 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, WC, handwash basin with mixer tap, partially tiled walls.

### Lounge

15'1" x 13'10" approx (4.61 x 4.23 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, understairs storage cupboard.

### Dining Room

9'10" x 7'9" approx (3.00m x 2.36m approx )

Laminate flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Kitchen

7'1" x 10'8" approx (2.16 x 3.27 approx)

Carpeted flooring, UPVC double glazed door leading to the rear garden, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and plumbing for a washing machine, tiled splashbacks, space and point for a fridge freezer, oven with electric hob over and extractor hood above.

### First Floor Landing

5'10" x 8'11" approx (1.80 x 2.74 approx )

Carpeted flooring, UPVC double glazed window, doors leading off to:

### Family Bathroom

5'6" x 6'4" approx (1.68 x 1.95 approx)

Tiled flooring, partially tiled walls, wall mounted radiator, UPVC double glazed window, panelled bath with electric shower over, WC, handwash basin with mixer tap.

### Bedroom One

8'10" x 11'11" approx (2.71 x 3.65 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Bedroom Two

11'9" x 8'7" approx (3.60 x 2.64 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobes.

### Bedroom Three

8'11" x 6'11" approx (2.74 x 2.11 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard housing the boiler.

### Front of Property

To the front of the property there is a driveway providing off the road parking and low maintenance front garden.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, hedging and fencing to the borders.

### Garage

16'7" x 8'2" approx (5.07 x 2.50 approx)

Up and over door to the front elevation, housing the boiler.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

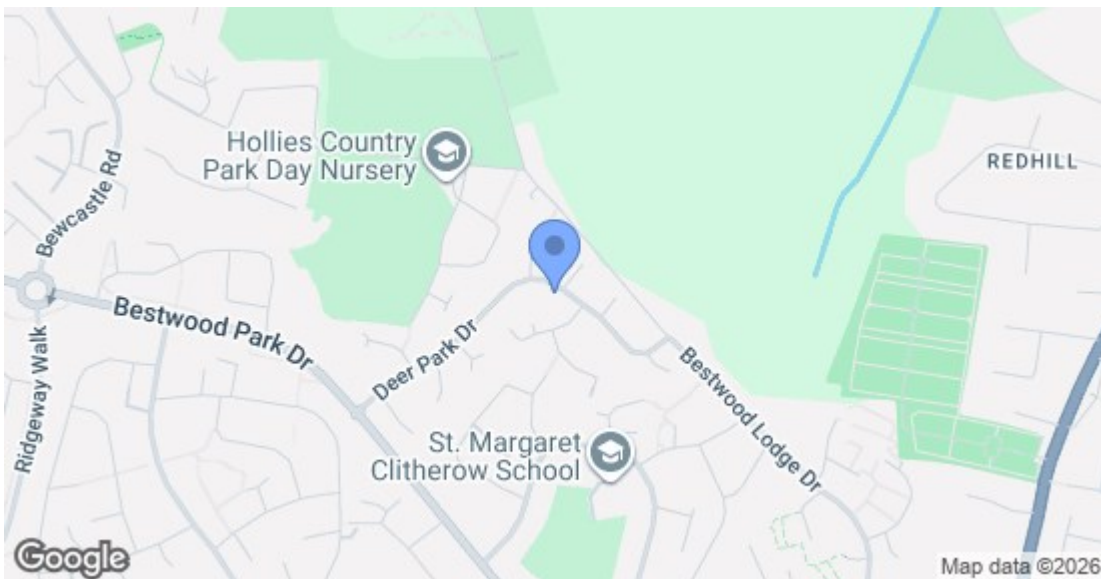
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 87        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 64                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.